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CLARK COUNTY RECORDER

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APN# 125-16-416-030

(11 digit Assessor's Parcel Number may be obtained at:  
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## TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Release of Lis Pendens

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### RECORDING REQUESTED BY:

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### MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

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This page provides additional information required by NRS 111.312 Sections 1-2.

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13     *Attorneys for Citimortgage, Inc.*

14                   **EIGHTH JUDICIAL DISTRICT COURT**

15                   **CLARK COUNTY, NEVADA**

16     PREMIER ONE HOLDINGS, INC., a Nevada  
17     Corporation,

18     Plaintiff,

19     vs.

20     HAMERA CORPORATION, an Unknown  
21     Entity; E\*TRADE BANK, an Unknown Entity;  
22     CITIMORTGAGE, INC., a New York  
23     Corporation; ELKHORN COMMUNITY  
24     ASSOCIATION, a Nevada Non-Profit  
25     Corporation; CITY OF LAS VEGAS, a  
26     Government Entity; ATC ASSESSMENT  
27     COLLECTION GROUP, a California Limited  
28     Liability Company; DOES I-X INDIVIDUALS;  
and DOE ENTITIES XI-XX,

29     Defendants.

30     Case No.: A-13-675910-C

31     Dept.: XXX

32                   **NOTICE OF RELEASE OF LIS  
33                   PENDENS**

34     CITIMORTGAGE, INC.

35     Counterclaimant,

36     vs.

37     PREMIER ONE HOLDINGS, INC.

38     Counter-defendant.

1 NOTICE IS HEREBY GIVEN that the notice of lis pendens, recorded with the Clark County  
2 Recorder on May 31, 2017, as Instrument No. 20170531-0003711, in relation to the above-entitled  
3 action, is released.

4 This release affects title to the real property located at 7313 Hospitality Place, Las Vegas,  
5 Nevada 89131, and legally described as follows:

6 **PARCEL ONE (1):**

7 **LOT 12 IN BLOCK 4 OF ELKHORN SPRINGS – PARCEL 4B, AS SHOWN  
BY MAP THEREOF ON FILE IN BOOK 73 OF PLATS, PAGE 28 IN THE  
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

9 **RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR USE  
AND ENJOYMENT IN AND TO THE ASSOCIATION PROPERTY AS SET  
FORTH IN THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS  
FOR ELKHORN, RECORDED MARCH 22, 1995 IN BOOK 950322 AD  
DOCUMENT NO. 00346, AS THE SAME MAY FROM TIME TO TIME BE  
AMENDED AND/OR SUPPLEMENTED, ALL IN THE OFFICE OF THE  
COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

10 **PARCEL TWO (2):**

11 **A NON-EXCLUSIVE EASEMENT FOR USE AND ENJOYMENT IN AND TO  
THE ASSOCIATION PROPERTY, WHICH EASEMENT IS APPURTEnant  
TO PARCEL ONE (1).**

12 and more particularly identified in the official records of the Clark County Recorder as APN:  
13 **125-16-416-030.**

14 DATED April 28, 2020.

15 **AKERMAN LLP**

16 /s/ Donna M. Wittig

17 ARIEL E. STERN, ESQ.  
18 Nevada Bar No. 8276  
19 DONNA M. WITTIG, ESQ.  
20 Nevada Bar No. 11015  
21 1635 Village Center Circle, Suite 200  
22 Las Vegas, Nevada 89134

23 *Attorneys for CitiMortgage, Inc.*

## **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of Akerman LLP, and that on this 28<sup>th</sup> day of April, 2020, and pursuant to NRCP 5, I caused to be served a true and correct copy of the foregoing **NOTICE OF RELEASE OF LIS PENDENS**, in the following manner:

**(ELECTRONIC SERVICE)** Pursuant to Administrative Order 14-2, the above-referenced document was electronically filed on the date hereof & served through the Notice Of Electronic Filing automatically generated by the Court's facilities to those parties listed on the Court's Master Service List.

Joseph Y. Hong, Esq.  
HONG & HONG APLC  
1980 Festival Plaza Drive, Suite 650,  
Las Vegas, Nevada 89135

*Attorney for Plaintiff*

I declare that I am employed in the office of a member of the bar of this Court at whose discretion the service was made.

/s/ Carla Llarena  
An employee of AKERMAN LLP